



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider Central City Revitalization Assessment District

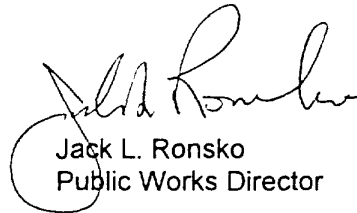
MEETING DATE: April 10, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council conduct the public hearing on the Central City Revitalization Assessment District and, upon closing the hearing, take the appropriate action.

BACKGROUND INFORMATION: State law governing formation of this Assessment District requires two formal opportunities for public input in front of the City Council. The first, a public meeting for input and discussion only, was held on March 6, 1996. This public hearing is the second meeting. After the hearing, the Council will be asked to close the protest period. Bond counsel, Timothy Hachman, will be present to answer questions and make recommendations on the next actions.

FUNDING: None required at this time.

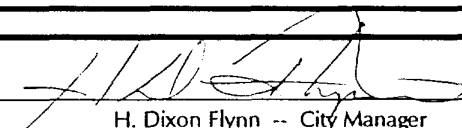

Jack L. Ronsko
Public Works Director

Prepared by Richard C. Prima, Jr., City Engineer

JLR/RCP/lm

cc: Economic Development Coordinator
Michael Freedman
Timothy Hachman
Kjeldsen, Sinnock & Neudeck

APPROVED: _____


H. Dixon Flynn -- City Manager

Central City Revitalization Program

Overview from Concept Plan

- Purpose:

“...to ensure that dramatic economic and physical improvement occurs in the historic central area of Lodi.”

- Program:

- ⇒ Revitalization Strategy

“Invest Appropriately in Each District to Create Benefits in Adjacent Districts.”

- ⇒ Public Improvements

- ⇒ Incentive Programs

- ⇒ Next Steps

- 1. Adopt Plan - DONE*

- 2. Install improvements - THIS STEP*

- 3. Establish incentive programs*

- 4. Revise land use, parking, signage and design policies*

- The Revitalization Planning Process

- ⇒ Six public workshops in mid 1994

- ⇒ City Council meeting culminating in approval of Concept Plan in December 1994

- ⇒ Two additional workshop/Council meetings in early 1995 to develop alternate Downtown improvement plan

- ⇒ At least six meetings with business community and Council on revitalization and incentive programs

Central City Revitalization Program

Downtown Strategy

- **Catalyst Projects**
 - 1) **Dramatic short-term change by focusing on a small area with high visibility and a strong likelihood of success**
 - 2) **Promote the concentration of retail, restaurant, service and entertainment uses in a compact cluster in the center of Downtown**
 - 3) **Tap potential of downtown multi-modal transit center project to stimulate private investment**
- **Maintain presence of public buildings**
- **Enhance Downtown's visual character**
- **Opportunity Sites**
- **Make Downtown more visible - entry, signage**
- **Revise land use policies**
- **Make efficient use of parking supply**
- **Create welcoming attitude toward business**

Central City Revitalization Program

Cherokee Lane Strategy

- **Enhancement of Cherokee Lane with near-term dramatic improvement**
 - ⇒ **Phase 1 improvements**
“Central Valley” median and lighting
 - ⇒ **Phase 2 improvements**
Sidewalk & landscaping (as property redevelops)
- **Minimal development standards**
- **Promote auto related, lodging and support commercial business**

Central City Revitalization Program

Eastside Neighborhood Strategy

- **Expand code enforcement**
- **Encourage home ownership & renovation**
- **Modify zoning to support single family housing**
- **Upgrade design standards**
- **Promote local community organization's neighborhood services and programs**
- **Invest in revitalization of Downtown core to enhance appeal of East Side neighborhood as a place to live in walking distance of an exciting cluster of shops, eateries and services**

Central City Revitalization Program

Financing the Program

- **Near term improvements - 50/50 split between City and Private Sector**
- **Long term improvements - Private Sector**
- **Ongoing programs - City with increased taxes and more revenue from existing taxes**
- **Private Sector share through assessment district**

Central City Revitalization Program

Assessment District

- **Downtown Zone**

- ⇒ **Core Zone**

- street improvements
 - assessment capped at \$1.63 per square foot of parcel
 - monthly cost \$0.015 per square foot
 - average assessment is \$14,200 (\$1,562/year, \$128/month)

- ⇒ **Remainder Zone**

- benefit from improved downtown and other programs
 - assessment capped at \$0.29 per square foot of parcel
 - monthly cost is \$0.003 per square foot of parcel
 - average assessment is \$3,412 (\$375/year, \$31/month)

- **Cherokee lane**

- ⇒ **Single zone, all parcels fronting Cherokee Lane**

- ⇒ **Improvements include lighting and median**

- ⇒ **Cost split 50/50 between parcel area and front footage**

- costs lower than those in concept plan
 - \$27.71 per front foot
 - \$0.10 per square foot
 - average assessment is \$8,660 (\$950/year, \$77/month)

- **Preliminary Engineer's Report approved by Council Feb. 21, 1996**

- **Public Meeting held March 6, 1996**

- **"Protest" period closed on April 10, 1996 after public hearing**

Central City Revitalization Program

Assessment District

- **As established in the Engineer's Report, the District does NOT have a majority protest and can go forward**
- **In order to go forward with the District and have some flexibility in making changes, the Council needs to overrule the protests and establish the District**
- **Protest figures for the total district:**

Valid Protests	41.5 %
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Invalid Protests	6.0 %
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Total:	47.5 %
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Central City Revitalization Program

Assessment District

- The Council may wish to consider each zone separately:

Downtown Zone

	Total Zone
Valid Protests	44.36 %
Invalid Protests	4.25 %

Cherokee Lane Zone

Valid Protests	39.44 %
Invalid Protests	7.26 %

Central City Revitalization Program

Assessment District

Options

1) Drop the District and the Project

- ⇒ Put plans on hold (over \$600,000 has been spent to date on Concept and Improvement Plans)
- ⇒ Restart public involvement process at some point to decide where to go from here

2) Go with the District and the Project as planned

- ⇒ Follow through with the commitment made with the adoption of the Concept Plan and subsequent meetings
- ⇒ Proceed with the land use, zoning and design standard changes
- ⇒ Implement the incentive programs

3) Modify the District to exclude the property east of the railroad tracks

- ⇒ try to more closely reflect the willingness of the property owners to participate
- ⇒ recognize the longer term nature of the effects on this area
- ⇒ cost to the City is about \$350,000 or \$40,000 per year
- ⇒ will require another Council meeting to approve revised Engineer's Report



MEMORANDUM, City of Lodi, Public Works Department

To: City Council
From: City Engineer
Date: April 16, 1996
Subject: Additional Information on Central City Revitalization Assessment District

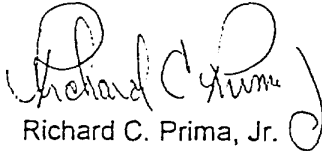
Attached is the following additional information on the District requested at the Shirtsleeve meeting this morning. If I missed anything, please give me a call.

1. Copies of overheads showing protest figures without City property.
2. Copy of the detailed cost estimate from the Engineer's Report.

Note the that total cost of the project including the very preliminary estimate of improvements to City infrastructure is as follows:

Amount to be assessed (last figure in estimate) :	\$ 3,126,031
City participation in assessment district (next to last figure in estimate) :	3,139,487
City infrastructure (Paving, signals and drainage):	1,881,000
Total:	\$ 8,146,518

3. Recalculated protest figures if the area east of the railroad tracks were eliminated from the District (both with and without City property).


Richard C. Prima, Jr.
City Engineer

RCP/rcp

cc: City Manager
City Clerk

Central City Revitalization Program

Assessment District

- As established in the Engineer's Report, the District does **NOT** have a majority protest and can go forward
- Protest figures for the total district *without City property*:

Valid Protests	43.5 %
Invalid Protests	6.3 %

Central City Revitalization Program

Assessment District

- Each zone separately *without City property*:

Downtown Zone

Total Zone
without City
Property

Valid Protests

50.14 %

Invalid Protests

4.8 %

Cherokee Lane Zone

Valid Protests

N/A

Invalid Protests

N/A

EXHIBIT A

ESTIMATE OF THE COST AND EXPENSE OF IMPROVEMENT

LODI CENTRAL CITY REVITALIZATION PROJECT ASSESSMENT DISTRICT NO. 95-1 LODI, CALIFORNIA

ESTIMATED COST OF SCHOOL STREET IMPROVEMENTS

64 each	Pedestrian Scale Street Lights	@	\$ 5,000	\$ 320,000
101 each	Parking Zone Street Trees	@	2,400	242,400
lump sum	Miscellaneous Demolition	@	22,500	22,500
34 each	Benches	@	1,500	51,000
34 each	Trash Receptacles	@	1,200	40,800
lump sum	Post Office Frontage	@	100,000	100,000
5 each	Custom Kiosk	@	5,000	25,000
5 each	Kiosk Custom Art/Posters	@	35,000	175,000
68 each	Sidewalk Planter Pots	@	750	51,000
49,500 sf	Sidewalk Replacement	@	8	396,000
lump sum	Entrance Gateway	@	550,000	550,000
20 each	Corner Bow-outs	@	12,500	250,000

Estimated Total Cost of School Street Improvements \$ 2,223,700

ESTIMATED COST OF PINE STREET IMPROVEMENTS

26 each	Parking Zone Pedestrian/Street Lights	@	\$ 6,000	\$ 156,000
4 each	Trash Receptacles	@	1,200	4,800
4 each	Corner Bow-outs	@	12,500	50,000

Estimated Total Cost of Pine Street Improvements \$ 210,800

ESTIMATED COST OF OAK STREET IMPROVEMENTS

18 each	Pedestrian Scale Street Trees	@	\$ 5,000	\$ 90,000
34 each	Parking Zone Street Lights	@	2,400	81,600
lump sum	Miscellaneous Demolition	@	9,000	9,000
2 each	Trash Receptacles	@	1,200	2,400
2 each	Corner Bow-outs	@	12,500	25,000

Estimated Total Cost of Oak Street Improvements \$ 208,000

ESTIMATED COST OF CHEROKEE LANE IMPROVEMENTS

lump sum	Median Demolition	@	\$ 114,550	\$ 114,550
124 each	Median Trees	@	800	99,200
lump sum	Median Treatment	@	123,750	123,750
lump sum	Existing Median Upgrades	@	20,000	20,000
180 each	Holophane Street Lights	@	6,000	1,080,000

Estimated Total Cost of Cherokee Lane Improvements \$ 1,437,500

ESTIMATED DESIGN/CONSTRUCTION CONTINGENCIES \$ 720,000

ESTIMATED CONSTRUCTION INCIDENTAL EXPENSES

Design Engineering	\$ 689,862
Construction Staking, Inspection and Testing	189,306

Estimated Total Cost of Construction Incidental Expenses \$ 879,168

ESTIMATED ASSESSMENT INCIDENTAL EXPENSES

Assessment District Engineer	\$ 75,350
Bond Counsel	47,000
Disclosure Counsel	25,000
Bond Printing, Advertising, Register	21,000
Bond Reserve (7%)	190,000
Bond Registration	10,000
Bond Discount (3%)	81,500

Estimated Total Cost of Assessment Incidental Expenses \$ 449,850

ESTIMATED UNPAID ASSESSMENT FROM AD 84-1

Outstanding Principal Balance	\$ 125,000
Estimated Interest and Prepayment Premium	12,500

Estimated Total Unpaid Assessment from AD 84-1 \$ 137,500

ESTIMATED CONSTRUCTION FUND INTEREST EARNINGS \$ (1,000)

ESTIMATED CASH CONTRIBUTED BY CITY OF LODI TO PROJECT \$ (3,139,487)

ESTIMATED TOTAL COST AND EXPENSE PROPOSED TO BE
ASSESSED TO PROPERTY OWNERS \$ 3,126,031

NOTES:

1. The following items in the Estimate of Costs are estimates only, and may be somewhat different from the actual cost: Cost of School Street Improvements, Cost of Pine Street Improvements, Cost of Oak Street Improvements, Cost of Cherokee Lane Improvements, Design/Construction Contingencies, Assessment Incidental Expenses, Construction Fund Interest Earnings, Capitalized Interest and Cash Contributed by City of Lodi to Project.
2. The Estimated Cost of School Street Improvements, the Estimated Cost of Pine Street Improvements, the Estimated Cost of Oak Street Improvements, and the Estimated Cost of Cherokee Lane Improvements were prepared by Freedman, Tung & Bottomley and are discussed in further detail in the Memorandum dated April 5, 1995 from Michael Freedman to Ms. Janet Keeter, Economic Development Coordinator, City of Lodi, entitled "Central City Revitalization - Alternative Catalyst Project Recommendation".
3. The Estimated Cost of School Street Improvements, the Estimated Cost of Pine Street Improvements, the Estimated Cost of Oak Street Improvements, and the Estimated Cost of Cherokee Lane Improvements represent the estimated cost of construction of each component of the Alternative Catalyst Project for the Lodi Central City Revitalization Project.
4. The Estimated Design/Construction Contingencies represents an allowance for any design and/or construction revisions to the scope of work that may increase the actual costs of the project. The Estimated Design/Construction Contingencies represent approximately 17% of the total estimated cost of the proposed improvements.
5. The Estimated Design Engineering represents the architectural/engineering design fees for the preparation of plans, specifications and estimates for the Lodi Central City Revitalization Project, Alternative Catalyst Project.
6. The Construction Staking, Inspection and Testing item represents the estimated cost of engineering, surveying, inspection and testing fees for the construction phase of the project.

7. The Assessment District Engineer item represents the fees for the assessment engineering work relative to the formation of the Assessment District, the preparation of the Engineer's Report and the spreading of the assessments.
8. The Bond Counsel item represents the fees for the legal services provided by Bond Counsel relative to the formation of the Assessment District, the levying of the assessments and the issuing of the bonds.
9. The Disclosure Counsel item represents the fees for the legal services for disclosure advice relative to the bond sale for the Assessment District.
10. The Bond Printing, Advertising, Register item represents the costs associated with the preparation of the Auditor's Register, the bond printing and advertising, and printing of the preliminary and final official statements.
11. The Bond Reserve item is based upon seven percent (7%) of the total amount of the bond issue.
12. The Bond Registration item represents the costs associated with the registering of the bonds.
13. The Bond Discount item is based upon three percent (3%) of the total amount of the bond issue.
14. The Estimated Outstanding Principal Balance is the estimated principal balance still outstanding on the Assessment District 84-1 bonds.
15. The Estimated Interest and Prepayment Premium is the estimated interest that will be due and the estimated prepayment premium that will be due at the time that the outstanding AD 84-1 bonds are paid off.
16. The Estimated Construction Fund Interest Earnings represents the estimated interest earned by funds in the construction account from the time that funds are received from the sale of bonds until the funds are disbursed. from the construction account.
17. The Estimated Cash Contributed by the City of Lodi to Project represents the estimated contribution to be made by the City of Lodi towards the Alternative Catalyst Project for the Lodi Central City Revitalization Project.
18. The Estimated Total Costs Proposed to be Assessed to Property Owners represents the estimated total project costs less the estimated construction fund interest earnings and less the estimated City cash contribution towards the project.

Central City Revitalization Program

Assessment District

- Protest figures for the total district *excluding the property and protests east of the SPRR railroad tracks:*

Valid Protests	37.0 %
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Invalid Protests	5.7 %
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Total:	42.7 %
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- Protest figures for the Downtown zone only *excluding the property and protests east of the SPRR railroad tracks:*

Valid Protests	32.1 %
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Invalid Protests	2.5 %
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Total:	34.6 %
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Central City Revitalization Program

Assessment District

- Protest figures for the total district *excluding the property and protests east of the SPRR railroad tracks and without City property:*

Valid Protests	38.9 %
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Invalid Protests	6.0 %
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Total:	44.9 %
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- Protest figures for the Downtown zone only *excluding the property and protests east of the SPRR railroad tracks and without City property:*

Valid Protests	37.6 %
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Invalid Protests	3.6 %
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Total:	41.2 %
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Cost of Construction of Revitalization Improvements	\$ 4,080,000.00
Design/ConstructionContingencies	720,000.00
Construction Incidental Expenses	879,168.00
Assessment Incidental Expenses	449,850.00
Unpaid Assessments from AD 84-1	
Outstanding Principal Balance	125,000.00
Estimated Interest & Prepayment Premium	12,500.00

TOTAL ESTIMATED PROJECT COST	\$ 6,266,518.00
LESS CASH CONTRIBUTED BY CITY OF LODI TOWARDS DISTRICT/IMPROVEMENT COSTS	(3,140,498.00)
LESS CONSTRUCTION FUND INTEREST EARNINGS	(1,000.00)

TOTAL ESTIMATED COST AND EXPENSE TO BE ASSESSED	\$ 3,125,020.00

A detailed "Estimate of the Cost and Expense of Improvement" is attached hereto as Exhibit A and hereby made a part of this report.

And I do hereby assess and apportion said total amount of the cost and expense of said work and improvements upon the lots, pieces, parcels, or portions of lots or subdivisions of land liable therefor and benefited thereby, and hereinafter numbered to correspond with the numbers hereinafter designated as "Assessment Parcel Numbers" as shown upon the attached Assessment Diagram, upon each, severally and respectively, in accordance with the benefits,

ESTIMATED ASSESSMENT INCIDENTAL EXPENSES

Assessment District Engineer	\$ 75,350	
Bond Counsel	47,000	
Disclosure Counsel	25,000	
Bond Printing, Advertising, Register	21,000	
Bond Reserve (7%)	190,000	
Bond Registration	10,000	
Bond Discount (3%)	81,500	
Estimated Total Cost of Assessment Incidental Expenses	\$	449,850

ESTIMATED UNPAID ASSESSMENT FROM AD 84-1

Outstanding Principal Balance	\$ 125,000	
Estimated Interest and Prepayment Premium	12,500	
Estimated Total Unpaid Assessment from AD 84-1	\$	137,500

ESTIMATED CONSTRUCTION FUND INTEREST EARNINGS \$ (1,000)

ESTIMATED CASH CONTRIBUTED BY CITY OF LODI TO PROJECT \$ (3,140,498)

ESTIMATED TOTAL COST AND EXPENSE PROPOSED TO BE ASSESSED TO PROPERTY OWNERS \$ 3,125,020

NOTES:

1. The following items in the Estimate of Costs are estimates only, and may be somewhat different from the actual cost: Cost of School Street Improvements, Cost of Pine Street Improvements, Cost of Oak Street Improvements, Cost of Cherokee Lane Improvements, Design/Construction Contingencies, Assessment Incidental Expenses, Construction Fund Interest Earnings, Capitalized Interest and Cash Contributed by City of Lodi to Project.

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4. The Estimated Design/Construction Contingencies represents an allowance for any design and/or construction revisions to the scope of work that may increase the actual costs of the project. The Estimated Design/Construction Contingencies represent approximately 17% of the total estimated cost of the proposed improvements.

5. The Estimated Design Engineering represents the architectural/engineering design fees for the preparation of plans, specifications and estimates for the Lodi Central City Revitalization Project, Alternative Catalyst Project.

6. The Construction Staking, Inspection and Testing item represents the estimated cost of engineering, surveying, inspection and testing fees for the construction phase of the project.

LODI CENTRAL CITY
REVITALIZATION ASSESSMENT DISTRICT 95-1
ZONE A
ASSESSMENT ROLL

4/17/96

PARCEL NO.	OWNER	ASSESSOR'S PARCEL NO. PARCEL ADDRESS	ASSESSABLE PARCEL AREA	LAND USE SUBZONE A-1	LAND USE SUBZONE A-2	ASSESSMENT DISTRICT 95-1 ASSESSMENTS	ASSESSMENT DISTRICT 84-1 UNPAID ASSESSMENTS	TOTAL ASSESSMENTS (ASSESSABLE PARCELS)
21	UNKNOWN	037-280-06 409 W. PINE ST.	8,500.00 sq. ft.		C/I	\$2,465.00	\$0.00	\$2,465.00
22	UNKNOWN	037-280-07 405 W. PINE ST.	8,500.00 sq. ft.		R	\$2,465.00	\$0.00	\$2,465.00
23	UNKNOWN	037-280-08 401 W. PINE ST.	5,750.00 sq. ft.		C/I	\$1,667.50	\$0.00	\$1,667.50
24	UNKNOWN	037-280-09 13 N. LEE AVE.	2,750.00 sq. ft.		R	\$797.50	\$0.00	\$797.50
25	UNKNOWN	037-280-10 327 W. PINE ST.	3,500.00 sq. ft.		C/I	\$507.50	\$0.00	\$507.50
26	UNKNOWN	037-280-11 325 W. PINE ST.	6,000.00 sq. ft.		NP	\$1,740.00	\$0.00	\$1,740.00
27	UNKNOWN	037-280-12 321 W. PINE ST.	16,000.00 sq. ft.		C/I	\$2,320.00	\$0.00	\$2,320.00
28	UNKNOWN	037-280-15 305 W. PINE ST.	16,988.40 sq. ft.		C	\$4,926.64	\$0.00	\$4,926.64
29	UNKNOWN	037-280-18 310 W. PINE ST.	6,996.00 sq. ft.		C/I	\$2,028.84	\$0.00	\$2,028.84
30	UNKNOWN	037-280-19 314 W. PINE ST.	8,500.00 sq. ft.		APT	\$2,465.00	\$0.00	\$2,465.00
31	UNKNOWN	037-280-20 318 W. PINE ST.	8,500.00 sq. ft.		C/I	\$2,465.00	\$0.00	\$2,465.00
32	UNKNOWN	037-280-21 2 S. LEE AVE.	8,500.00 sq. ft.		C/I	\$2,465.00	\$0.00	\$2,465.00
33	UNKNOWN	037-280-22 11 S. LEE AVE.	9,860.00 sq. ft.		C/I	\$2,859.40	\$0.00	\$2,859.40
34	UNKNOWN	037-280-23 404 W. PINE ST.	25,500.00 sq. ft.		C/I	\$7,395.00	\$0.00	\$7,395.00
35	UNKNOWN	037-280-26 426 W. PINE ST.	4,440.00 sq. ft.		R	\$1,287.60	\$0.00	\$1,287.60
36	UNKNOWN	037-280-28 12 S. HUTCHINS ST.	3,852.00 sq. ft.		R	\$1,117.08	\$0.00	\$1,117.08
37	UNKNOWN	037-280-29 0	850.00 sq. ft.		C/I	\$246.50	\$0.00	\$246.50
38	UNKNOWN	037-280-30 309 W. PINE ST.	10,200.00 sq. ft.		APT	\$2,958.00	\$0.00	\$2,958.00
39	UNKNOWN	037-280-31 8 S. HUTCHINS ST.	2,750.00 sq. ft.		CH	\$797.50	\$0.00	\$797.50
40	UNKNOWN	037-280-32 420 W. PINE ST.	17,000.00 sq. ft.		C/I	\$4,930.00	\$0.00	\$4,930.00

LODI CENTRAL CITY
REVITALIZATION ASSESSMENT DISTRICT 95-1
ZONE A
ASSESSMENT ROLL

4/17/96

PARCEL NO.	OWNER	ASSESSOR'S PARCEL NO. PARCEL ADDRESS	ASSESSABLE PARCEL AREA	LAND USE SUBZONE A-1	LAND USE SUBZONE A-2	ASSESSMENT DISTRICT 95-1 ASSESSMENTS	ASSESSMENT DISTRICT 84-1 UNPAID ASSESSMENTS	TOTAL ASSESSMENTS (ASSESSABLE PARCELS)
101	UNKNOWN	043-026-16 5 W. ELM ST.	4,400.00 sq. ft.		C/I	\$1,276.00	\$0.00	\$1,276.00
102	UNKNOWN	043-027-02 214 N. SACRAMENTO ST.	6,750.00 sq. ft.		C/I	\$1,957.50	\$0.00	\$1,957.50
103	UNKNOWN	043-027-03 212 N. SACRAMENTO ST.	0.00 sq. ft.		CO	\$0.00	\$0.00	\$0.00
104	UNKNOWN	043-027-04 210 N. SACRAMENTO ST.	0.00 sq. ft.		CO	\$0.00	\$0.00	\$0.00
105	UNKNOWN	043-027-05 208 N. SACRAMENTO ST.	5,000.00 sq. ft.		C/I	\$1,450.00	\$0.00	\$1,450.00
106	UNKNOWN	043-027-06 204 N. SACRAMENTO ST.	3,750.00 sq. ft.		C/I	\$1,087.50	\$0.00	\$1,087.50
107	UNKNOWN	043-027-07 200 N. SACRAMENTO ST.	6,250.00 sq. ft.		C/I	\$1,812.50	\$0.00	\$1,812.50
108	UNKNOWN	043-027-08 0	0.00 sq. ft.		RR	\$0.00	\$0.00	\$0.00
109	UNKNOWN	043-027-09 0	0.00 sq. ft.		RR	\$0.00	\$0.00	\$0.00
110	UNKNOWN	043-027-10 10 E. LOCKEFORD ST.	7,770.00 sq. ft.		C/I	\$2,253.30	\$0.00	\$2,253.30
111	UNKNOWN	043-027-11 220 N. SACRAMENTO ST.	2,536.00 sq. ft.		C/I	\$735.44	\$0.00	\$735.44
112	UNKNOWN	043-028-01 130 N. SACRAMENTO ST.	4,375.00 sq. ft.		C/I	\$1,268.75	\$520.70	\$1,789.45
113	UNKNOWN	043-028-02 124 N. SACRAMENTO ST.	6,875.00 sq. ft.		C/I	\$1,993.75	\$0.00	\$1,993.75
114	UNKNOWN	043-028-03 122 N. SACRAMENTO ST.	3,750.00 sq. ft.		C/I	\$1,087.50	\$235.62	\$1,323.12
115	UNKNOWN	043-028-04 118 N. SACRAMENTO ST.	3,750.00 sq. ft.		C/I	\$1,087.50	\$235.62	\$1,323.12
116	UNKNOWN	043-028-05 116 N. SACRAMENTO ST.	3,750.00 sq. ft.		C/I	\$1,087.50	\$235.62	\$1,323.12
117	UNKNOWN	043-028-06 114 N. SACRAMENTO ST.	3,750.00 sq. ft.		C/I	\$1,087.50	\$0.00	\$1,087.50
118	UNKNOWN	043-028-07 108 N. SACRAMENTO ST.	7,500.00 sq. ft.		C/I	\$2,175.00	\$471.23	\$2,646.23
119	UNKNOWN	043-028-10 0	0.00 sq. ft.		RR	\$0.00	\$0.00	\$0.00
120	UNKNOWN	043-028-11 100 N. SACRAMENTO ST.	11,250.00 sq. ft.		C/I	\$3,262.50	\$952.66	\$4,215.16

LODI CENTRAL CITY
REVITALIZATION ASSESSMENT DISTRICT 95-1
ZONE A
ASSESSMENT ROLL

4/17/96

PARCEL NO.	OWNER	ASSESSOR'S PARCEL NO. PARCEL ADDRESS	ASSESSABLE PARCEL AREA	LAND USE SUBZONE A-1	LAND USE SUBZONE A-2	ASSESSMENT DISTRICT 95-1 ASSESSMENTS	ASSESSMENT DISTRICT 84-1 UNPAID ASSESSMENTS	TOTAL ASSESSMENTS (ASSESSABLE PARCELS)
121	UNKNOWN	043-031-05 13 N. CHURCH ST.	4,713.00 sq. ft.		C	\$1,366.77	\$1,354.23	\$2,721.00
122	UNKNOWN	043-031-09 210 W. ELM ST.	65,340.00 sq. ft.		C	\$18,948.60	\$0.00	\$18,948.60
123	UNKNOWN	043-031-10 221 W. PINE ST.	60,548.40 sq. ft.		C	\$17,559.04	\$0.00	\$17,559.04
124	UNKNOWN	043-032-01 4 S. PLEASANT AVE.	13,600.00 sq. ft.		C/I	\$1,972.00	\$0.00	\$1,972.00
125	UNKNOWN	043-032-02 218 W. PINE ST.	9,350.00 sq. ft.		C/I	\$1,355.75	\$0.00	\$1,355.75
126	UNKNOWN	043-032-03 212 W. PINE ST.	9,350.00 sq. ft.		C/I	\$2,711.50	\$0.00	\$2,711.50
127	UNKNOWN	043-032-04 210 W. PINE ST.	8,500.00 sq. ft.		C/I	\$2,465.00	\$1,892.99	\$4,357.99
128	UNKNOWN	043-032-05 11 S. CHURCH ST.	4,000.00 sq. ft.		C/I	\$1,160.00	\$1,107.14	\$2,267.14
129	UNKNOWN	043-032-06 17 S. CHURCH ST.	3,750.00 sq. ft.		C/I	\$1,087.50	\$239.43	\$1,326.93
130	UNKNOWN	043-032-07 31 S. CHURCH ST.	6,600.00 sq. ft.		C/I	\$1,914.00	\$494.60	\$2,408.60
131	UNKNOWN	043-032-08 207 W. OAK ST.	8,350.00 sq. ft.		C/I	\$2,421.50	\$0.00	\$2,421.50
132	UNKNOWN	043-032-09 211 W. OAK ST.	8,500.00 sq. ft.		C	\$2,465.00	\$0.00	\$2,465.00
133	UNKNOWN	043-032-11 221 W. OAK ST.	7,650.00 sq. ft.		C/I	\$2,218.50	\$0.00	\$2,218.50
134	UNKNOWN	043-032-12 225 W. OAK ST.	2,475.00 sq. ft.		C/I	\$717.75	\$0.00	\$717.75
135	UNKNOWN	043-032-13 24 S. PLEASANT AVE.	2,475.00 sq. ft.		C/I	\$717.75	\$0.00	\$717.75
136	UNKNOWN	043-032-14 22 S. PLEASANT AVE.	2,200.00 sq. ft.		C/I	\$638.00	\$0.00	\$638.00
137	UNKNOWN	043-032-15 18 S. PLEASANT AVE.	2,200.00 sq. ft.		C/I	\$638.00	\$0.00	\$638.00
138	UNKNOWN	043-032-16 1 S. CHURCH ST.	9,600.00 sq. ft.		C/I	\$2,784.00	\$3,310.90	\$6,094.90
139	UNKNOWN	043-033-01 124 W. ELM ST.	25,264.80 sq. ft.		C/I	\$7,326.79	\$0.00	\$7,326.79
140	UNKNOWN	043-033-02 110 W. ELM ST.	8,500.00 sq. ft.		C/I	\$2,465.00	\$0.00	\$2,465.00

LODI CENTRAL CITY
REVITALIZATION ASSESSMENT DISTRICT 95-1
ZONE A
ASSESSMENT ROLL

4/17/96

PARCEL NO.	OWNER	ASSESSOR'S PARCEL NO. PARCEL ADDRESS	ASSESSABLE PARCEL AREA	LAND USE SUBZONE A-1	LAND USE SUBZONE A-2	ASSESSMENT DISTRICT 95-1 ASSESSMENTS	ASSESSMENT DISTRICT 84-1 UNPAID ASSESSMENTS	TOTAL ASSESSMENTS (ASSESSABLE PARCELS)
341	UNKNOWN	043-085-13 207 E. LOCUST ST.	3,000.00 sq. ft.		R	\$870.00	\$0.00	\$870.00
342	UNKNOWN	043-085-14 201 E. LOCUST ST.	3,000.00 sq. ft.		R	\$870.00	\$0.00	\$870.00
343	UNKNOWN	043-085-15 208 N. STOCKTON ST.	8,400.00 sq. ft.		APT	\$2,436.00	\$0.00	\$2,436.00
344	UNKNOWN	043-085-16 210 N. STOCKTON ST.	6,000.00 sq. ft.		R	\$1,740.00	\$0.00	\$1,740.00
345	UNKNOWN	043-085-17 216 E. LOCKEFORD ST.	0.00 sq. ft.		RR	\$0.00	\$0.00	\$0.00
346	UNKNOWN	043-085-20 235 N. WASHINGTON ST.	9921.00 sq. ft.		C/I	\$2,877.09	\$0.00	\$2,877.09
347	UNKNOWN	043-085-21 230 N. STOCKTON ST.	18,355.00 sq. ft.		C/I	\$5,322.95	\$0.00	\$5,322.95
348	UNKNOWN	043-240-06 215 W. OAK ST.	9350.00 sq. ft.		C/I	\$2,711.50	\$0.00	\$2,711.50
349	UNKNOWN	045-020-57 200 W. LODI AVE.	41293.00 sq. ft.		C/I	\$11,974.97	\$316.07	\$12,291.04
350	UNKNOWN	045-210-01 120 W. LODI AVE.	22590.00 sq. ft.		C/I	\$6,551.10	\$1,114.59	\$7,665.69
351	UNKNOWN	045-210-02 100 W. LODI AVE.	61396.00 sq. ft.		C/I	\$17,804.84	\$0.00	\$17,804.84
352	UNKNOWN	045-210-03 94 W. LODI AVE.	12012.00 sq. ft.		C/I	\$3,483.48	\$0.00	\$3,483.48
353	UNKNOWN	045-210-08 8 W. LODI AVE.	8944.00 sq. ft.		C/I	\$2,593.76	\$512.35	\$3,106.11
354	UNKNOWN	045-210-09 4 W. LODI AVE.	7100.00 sq. ft.		C/I	\$2,059.00	\$407.29	\$2,466.29
355	UNKNOWN	045-210-21 14 W. LODI AVE.	19016.00 sq. ft.		C/I	\$5,514.64	\$0.00	\$5,514.64
356	UNKNOWN	045-210-22 22 W. LODI AVE.	9314.00 sq. ft.		C/I	\$2,701.06	\$0.00	\$2,701.06
TOTALS:			3,851,212 sq. ft.			\$1,904,587	\$137,500	\$2,042,087

A maximum amount of 2% of the annual installment of principal and interest on the bonds to be issued will be added to each annual installment of the unpaid assessments to pay the costs incurred by the City, and not otherwise reimbursed, which result from the administration and collection of assessments, or from the administration or registration of the bonds and bond reserve or other related funds.

REQUEST TO SPEAK

Please Print Your Name SUNIL YADAV

Assessment District Parcel Address 1050 & 1100 So Cherokee Ln

Your Address (if different from above) _____

City Lodi State CA Zip 95240

Telephone 333 8544 Date 4-10-96

REQUEST TO SPEAK

Please Print Your Name STEPHEN SNIDER

Assessment District Parcel Address REPRESENTATIVE

Your Address (if different from above) 1111 UTAH WAY

City Lodi State CA Zip 95240

Telephone 209 334 5144 Date 4-10-96

REQUEST TO SPEAK

Please Print Your Name ROY COLLINS

Assessment District Parcel Address 217 E. PINE ST

Your Address (if different from above) 2970 HACIENDA WAY

City RENO State NV Zip 89503

Telephone 334-3501 Date APRIL 10, 96

REQUEST TO SPEAK

Please Print Your Name PAUL EASLEY

Assessment District Parcel Address 218 N. School ST.

Your Address (if different from above) 218 N. School ST.

City Lodi State CA Zip 95240

Telephone (209) 368-6279 Date 4-10-96

REQUEST TO SPEAK

Please Print Your Name MARK EMMERS

Assessment District Parcel Address 217 N SACRAMENTO

Your Address (if different from above) _____

City Lodi State CA Zip 95240

Telephone 368-8845 Date 4/10/96